



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining, they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager, Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from

7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed:

Friday, December 12 and 26, 2014

Wednesday, December 24, 2014 (Christmas Eve)

Thursday, December 25, 2014 (Christmas Day)

Wednesday, December 31, 2014 (New Year's Eve)

Thursday, January 1, 2015 (New Year's Day)

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, DECEMBER 17, 2014

7:00 P.M.

"HAPPY HOLIDAYS"

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, Dec. 11, 2014.
5. **APPROVAL OF MINUTES:** November 19, 2014
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
8. **TIME EXTENSIONS**
9. **SIGN HEARINGS**
10. **CONTINUED HEARINGS**

ROLL CALL: _____Herring _____Skoll _____Tsao _____Watson _____D'anjou _____Gibson _____Chairperson Polcari

11. WAIVERS

12. FORMAL HEARINGS

A. PRE14-00009: CARLA WOLTERS

Planning Commission consideration for approval of a Precise Plan of Development to allow one story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5500 Beran Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. Nos. 14-070)

B. MOD14-00012, WAV14-00006: BREAD OF LIFE CHURCH

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP00-00027) to allow the conversion of a portion of the parking lot into a playground and to allow a shared parking agreement, in conjunction with a Waiver to allow an over-height fence on property located in the M-2 Zone at 2780 Lomita Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. NoS. 14-071, 14-072)

C. DIV14-00013: MANNY RODRIGUEZ (3830 DEL AMO BLVD LLC)

Planning Commission consideration for approval of a Division of Lot to allow the subdivision of one parcel into two on property located in the ML(M1-PP) Zone at 3925 Spencer Street. This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 14-073)

D. DIV14-00011: CONTINENTAL DEVELOPMENT CORPORATION (CDC MADISON LOMITA, LLC / SAM MENLO, TRUSTEE OF THE MENLO TRUST)

Planning Commission consideration for approval of a Division of Lot to allow a lot line adjustment between two properties located in the HMD Zone at 3500 Lomita Boulevard and 23450 Madison Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities & per Guidelines Section 15305 – Minor Alterations in Land Use Limitations. (Res. No. 14-074)

E. DIV14-00012: CONTINENTAL DEVELOPMENT CORPORATION (CONTINENTAL MADISON SKYPARK, LLC / TORRANCE HEALTH ASSOCIATION, INC.)

Planning Commission consideration for approval of a Division of Lot to allow a lot line adjustment between two properties located in the HMD Zone at 23560 Madison Street and 3333 Skypark Drive. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities & per Guidelines Section 15305 – Minor Alterations in Land Use Limitations. (Res. No. 14-075)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report(s)

1. December 5, 2014

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT